

THIS INSTRUMENT WAS PREPARED BY: 180

Kathy Atkinson
303 Perimeter Center Terrace, Suite 900
Atlanta, Georgia 30346

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Five Thousand and 00/100 (\$25,000.00)-----
to the undersigned GRANTOR, 2154 Trading Corporation, a corporation, d/b/a INVERNESS, (herein "GRANTOR"), in hand paid by Bill Burrus (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate ("PROPERTY"), situated in Shelby County, Alabama, to-wit:

Lot 11, Block 7, according to the Plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1990.
2. Easements, rights of way, and setback lines of record.
3. Mineral and mining rights not owned by GRANTOR.
4. Any applicable zoning ordinances.
5. The covenants and restrictions set forth in the Declaration of Protective Covenants of Applecross, a Residential Subdivision, as recorded in Miscellaneous Book 10, Pages 515-527, in the Office of the Judge of Probate of Shelby County, Alabama and as amended by instrument recorded in Miscellaneous Book 13, Pages 154-167, inclusive in said Probate Office.

THIS CONVEYANCE is made with the express reservation and condition that the GRANTEES, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees hereby releases and forever discharges GRANTOR, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity because of any past or future mining or exercise of any right to use the minerals on the property described herein or because of any past or future subsidence, if any, of the land and/or minerals conveyed hereby, and any and all damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, by reason of any exercise of any past mining and removal of minerals from the lands herein conveyed and/or mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands, or for any soil, subsoil or other conditions. Grantee acknowledges that it has been informed and understands that the Property may contain underground mines and tunnels and Grantee has made its own independent inspections and investigations of the hereinabove described land in reliance upon such inspections and investigations thereof.

\$16,600 of the purchase price was paid from a mortgage loan executed simultaneously.

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TO HAVE AND TO HOLD, to the said GRANTEE, it successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 7th day of May, 1990.

2154 Trading Corporation

Victor W. Turner KBA
Vice President

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor W. Turner, whose name as Vice President of 2154 Trading Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7th day of May, 1990.

John R. Norman
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Jan. 29, 1994
My Commission Expires: _____

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1. Doc. Fee	8.50
2. Notary Fee	5.00
3. Notary Fee	3.00
4. Notary Fee	1.00
5. Notary Fee	1.00
6. Notary Fee	1.00
Total	19.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 NOV -2 PM 12:42

JUDGE LF PROBATE